



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**July 25, 2005**

**SUBJECT:**           **2005-0559** – Application for a on a 4,285 square-foot site located at **1385 Sydney Drive** (near Cascade Dr) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District;

**MOTION:**           Special Development Permit to allow a one-story addition to an existing two-story house for total lot coverage of 41% where 40% is allowed by the original Special Development Permit. The addition results in a 48% Floor Area Ratio which requires Planning Commission review.

**REPORT IN BRIEF**

**Existing Site Conditions**           Single Family Home

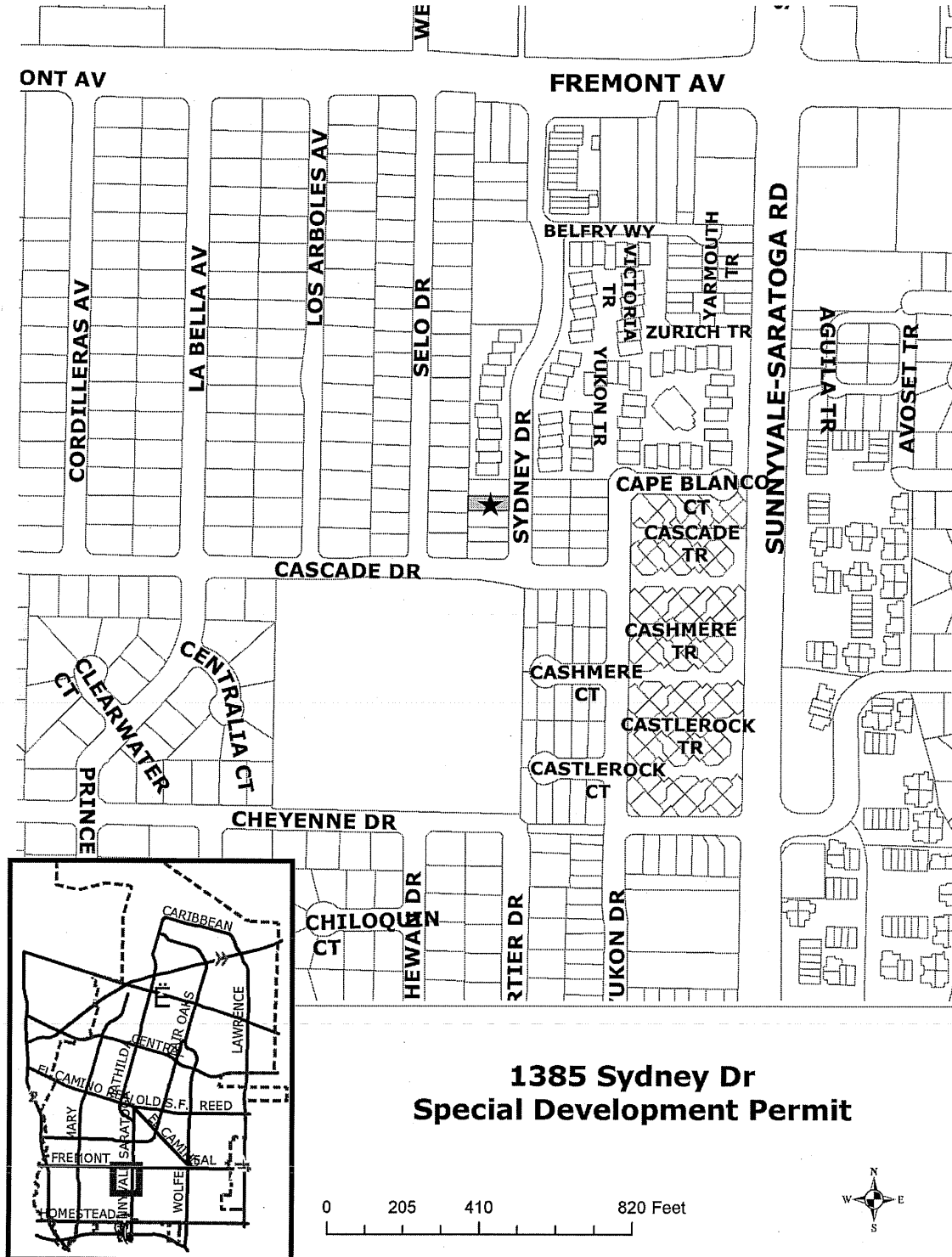
**Surrounding Land Uses**

North	Single Family Home
South	Single Family Home
East	Single Family Home
West	Single Family Home

**Issues**                               Lot Coverage, Floor Area Ratio

**Environmental Status**           A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approve with Conditions



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Residential Low-Medium Density	Same	Residential Low-Medium Density
<b>Zoning District</b>	R-2/PD	Same	R-2/PD
<b>Lot Size (s.f.)</b>	4,284	Same	8,000 min.
<b>Gross Floor Area (s.f.)</b>	1,972	2,052	No max.
★ <b>Lot Coverage (%)</b>	35%	41%	40% max.
<b>Floor Area Ratio (FAR)</b>	46%	48%	45% max. without PC review
<b>No. of Stories</b>	2	Same	2 max.
<b>Setbacks (First/Second Facing Property)</b>			
★ <b>Front</b>	18'/54'	Same	Per original SDP
★ <b>Left Side</b>	6'/6'	Same	Per original SDP
★ <b>Right Side</b>	0'/20'	Same	Per original SDP
<b>Rear</b>	20'/31'	16	20 min. (10 ft permitted with < 25% encroachment / 20' min
<b>Parking</b>			
<b>Total Spaces</b>	4	Same	4 min.
<b>Covered Spaces</b>	2	Same	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**ANALYSIS****Description of Proposed Project**

The proposed project is for an 80 square foot addition to the rear of an existing home. The project would result in a 48% total Floor Area Ratio. All proposed additions that exceed 45% Floor Area Ratio shall be reviewed by the Planning Commission.

### **Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
2003-0804	Replacement of existing 8-foot side yard wall	Staff/Approved	10/20/03
2003-0651	Remove a Chinese Tallow Tree	Staff/Approved	10/3/03

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions includes minor additions to existing homes.

### **Special Development Permit**

**Site Layout:** The existing home is situated on a 4,284 square foot lot. The planned development unit was built as part of an original 76-unit subdivision in 1973. The proposed addition is located at the rear of the home and would be built along the existing zero lot line setback on the right side and extend four feet towards the rear. The addition would enable for the applicant to create a larger master bedroom and bathroom.

**Architecture:** The proposed addition will match the existing "Bahl Patio" home in terms of design and materials. The extended area will be constructed of stucco and will continue the same flat roof design of the majority of the home. As conditioned, the roof material will match the home.

The following Guidelines were considered in the analysis of the project architecture.

<b>Single Family Home Design Techniques – Architecture</b>	<b>Comments</b>
<i>J. Use roof form for additions that blend comfortably with the roof of the existing home</i>	The roof form of the addition will be flat similar to the majority home.

**Landscaping:** The proposed project does not include any modifications to the existing landscaping of the site. The site meets current requirements for landscaping within the R-2 Zoning District.

**Parking/Circulation:** The site provides the required two covered spaces and two uncovered spaces as required by Sunnyvale Municipal Code 19.46.050.

**Compliance with Development Standards/Guidelines:** The subject house was built as part of an original subdivision that allowed for deviations to total and minimum side yard setbacks. Although, not affected with this proposal, the eighteen foot existing front yard setback is also considered a deviation. The requested increase in floor area exceeds the 40% maximum lot coverage that is permitted for the site through the original Special Development Permit. The modest one-story addition allows for reinvestment on the property without aesthetically impacting the surrounding development. Staff finds that increase in coverage is acceptable given the constraints of the size of the lot.

**Expected Impact on the Surroundings:** The proposed addition should not have a significant aesthetic impact to the surrounding development. The rear extension of the home is not visible from the public street and is partially obstructed to neighbors by an existing fence. Visually, the addition will match the existing home in design and construction materials.

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**Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

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**Public Contact**

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Staff has not received any written comments from the public regarding this proposal.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"><li>Published in the <i>Sun</i> newspaper</li><li>Posted on the site</li><li>6 notices mailed to property owners and residents adjacent to the project site</li></ul>	<ul style="list-style-type: none"><li>Posted on the City of Sunnyvale's Website</li><li>Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>Posted on the City's official notice bulletin board</li><li>City of Sunnyvale's Website</li><li>Recorded for SunDial</li></ul>

## **Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

## **Alternatives**

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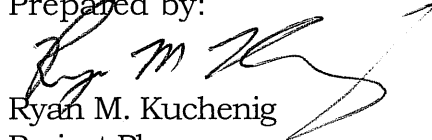
1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

**Recommendation**

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Alternative 1.

Prepared by:



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Reviewed by:



Gerri Caruso  
Principal Planner

Reviewed by:



Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans